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RECENT GROWTH IN CONTRA COSTA COUNTY

March, 1986

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Contrary to some common perceptions, Contra Costa County was not one of the fastest growing areas in the State during the period 1980 to 1985. According to estimates prepared by the State Department of Finance, the largest numerical increases in population since the 1980 Census have occurred in the counties of Los Angeles, San Diego, Orange, San Bernardino, Riverside and Sacramento. Growth in those six counties alone accounted for 1.5 million new residents, or more than half (57%) of the population increase in the whole State.

The ten largest counties in the State include four counties in the San Francisco Bay Area: Santa Clara, Alameda, San Francisco, and Contra Costa (the tenth largest). Each of these four Bay Area counties had five year population growth rates in the 8% to 9% range, well below the statewide increase of 11.4% (see Table 1).

All the counties in the State have been ranked according to their growth rate, (the percentage increase, rather than the numerical increase in population). Of the 58 counties in California, Contra Costa ranked number 44 in terms of its rate of growth since 1980 (see Table 2). Put another way, 43 out of 58 counties in the State grew at a faster rate than Contra Costa County.



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TABLE 1

POPULATION INCREASE IN THE
TEN MOST POPULOUS COUNTIES
IN CALIFORNIA
(1980-1985)

	County	Real Increase	Percentage Increase
	-----	-----	-----
#1	LOS ANGELES	607,900	8.1
#2	SAN DIEGO	269,800	14.5
#3	ORANGE	195,000	10.1
#4	SANTA CLARA	105,000	8.1
#5	ALAMEDA	91,600	8.3
#6	SAN BERNARDINO	191,400	21.4
#7	SACRAMENTO	110,400	14.1
#8	RIVERSIDE	157,400	23.7
#9	SAN FRANCISCO	56,000	8.3
#10	CONTRA COSTA	61,300	9.3

Source: U.S. Census of Population; California
Department of Finance estimates for 1985.

TABLE 2

POPULATION GROWTH BY CALIFORNIA COUNTY
(April, 1980-July, 1985)

County	Real Increase	Percentage Increase	Rank
LAKE	11,900	32.8	1
NEVADA	16,700	32.2	2
CALAVERAS	6,100	29.4	3
RIVERSIDE	157,400	23.7	4
SAN LUIS OBISPO	34,700	22.3	5
SAN BENITO	5,500	22.0	6
EL DORADO	18,900	22.0	7
SAN BERNARDINO	191,400	21.4	8
AMADOR	4,100	21.1	9
MADERA	13,200	20.9	10
MARIPOSA	2,300	20.6	11
TUOLUMNE	6,900	20.3	12
SAN JOAQUIN	69,400	20.0	13
MERCED	25,900	19.3	14
KERN	77,500	19.2	15
PLACER	21,200	18.0	16
SOLANO	40,000 *	17.0	17
KINGS	11,200	15.1	18
IMPERIAL	13,900	15.1	19
COLUSA	1,900	14.9	20
STANSILAUS	39,000	14.7	21
TRINITY	1,700	14.7	22
SAN DIEGO	269,800	14.5	23
SACRAMENTO	110,400	14.1	24
TULARE	34,800	14.1	25
BUTTE	20,100	14.0	26
SANTA CRUZ	26,200	13.9	27
SIERRA	400	13.9	28
TEHAMA	5,400	13.9	29
SHASTA	16,000	13.8	30
LASSEN	2,900	13.6	31
MONTEREY	39,300	13.5	32
VENTURA	71,000	13.4	33
SUTTER	6,300	12.0	34
SANTA BARBARA	35,900	12.0	35
FRESNO	61,600	12.0	36
SONOMA	35,700 *	11.9	37
PLUMAS	1,900	10.7	38
MENDOCINO	7,100	10.6	29
MODOC	900	10.3	40
ORANGE	195,000	10.1	41
YOLO	10,600	9.4	42
ALPINE	100	9.4	43
CONTRA COSTA	61,300 **	9.3	44
YUBA	4,600	9.2	45
GLENN	1,900	8.7	46
MONO	700	8.4	47
ALAMEDA	91,600 *	8.3	48
SAN FRANCISCO	56,000 *	8.3	49
SANTA CLARA	105,000 *	8.1	50
LOS ANGELES	607,900	8.1	51
SISKIYOU	3,100	7.7	52
SAN MATEO	29,300 *	5.0	53
NAPA	4,800 *	4.8	54
HUMBOLDT	4,500	4.1	55
DEL NORTE	600	3.2	56
INYO	500	2.8	57
MARIN	3,500 *	1.6	58

TOTAL 2,697,100 11.4

1-6

SOURCE: U.S. BUREAU OF ECONOMIC ANALYSIS, CALIFORNIA

It is true that some of the fastest growing counties in the State over the last five years were smaller counties. Some of the highest growth rates occurred in foothill counties such as Nevada, Calaveras, El Dorado and Tuolumne, where significant numbers of retirees from the cities are swelling local populations. But very high growth rates were also registered in Southern California: Riverside and San Bernardino counties grew twice as fast as Contra Costa (see Figure 1). The Central Valley counties are also growing at a much faster rate. Taken together, thirteen counties in the Central Valley added over one half million people, almost as many as Los Angeles County, although the Valley is growing twice as fast (see Figure 1). Driven by urban growth in Sacramento, San Joaquin, Fresno and Kern Counties, the Central Valley portion of the State is building more homes and adding more people than the San Francisco Bay Area, and continued strong growth rates are expected.

In the nine county Bay Area, the region has gained 427,000 new residents, an 8.2% increase over the 1980 population (see Table 3). Contra Costa County has grown at a slightly higher rate, 9.3%. The fastest growing counties in the region during the five year period were Solano and Sonoma, which are slated for continued high rates of growth during the end of the 1980's and through the 1990's. It's interesting to note that in the East Bay, Alameda County has added a third more residents since 1980 (91,000) than Contra Costa (61,000).

Turning to a more detailed analysis of where recent growth has occurred in Contra Costa County, we have prepared a table which compares housing, office and employment growth in the cities with growth in the Sphere of Influence areas around the cities, as well as in other unincorporated portions of the County.

FIGURE 1

POPULATION GROWTH IN CALIFORNIA

Real Growth and Percentage Increase

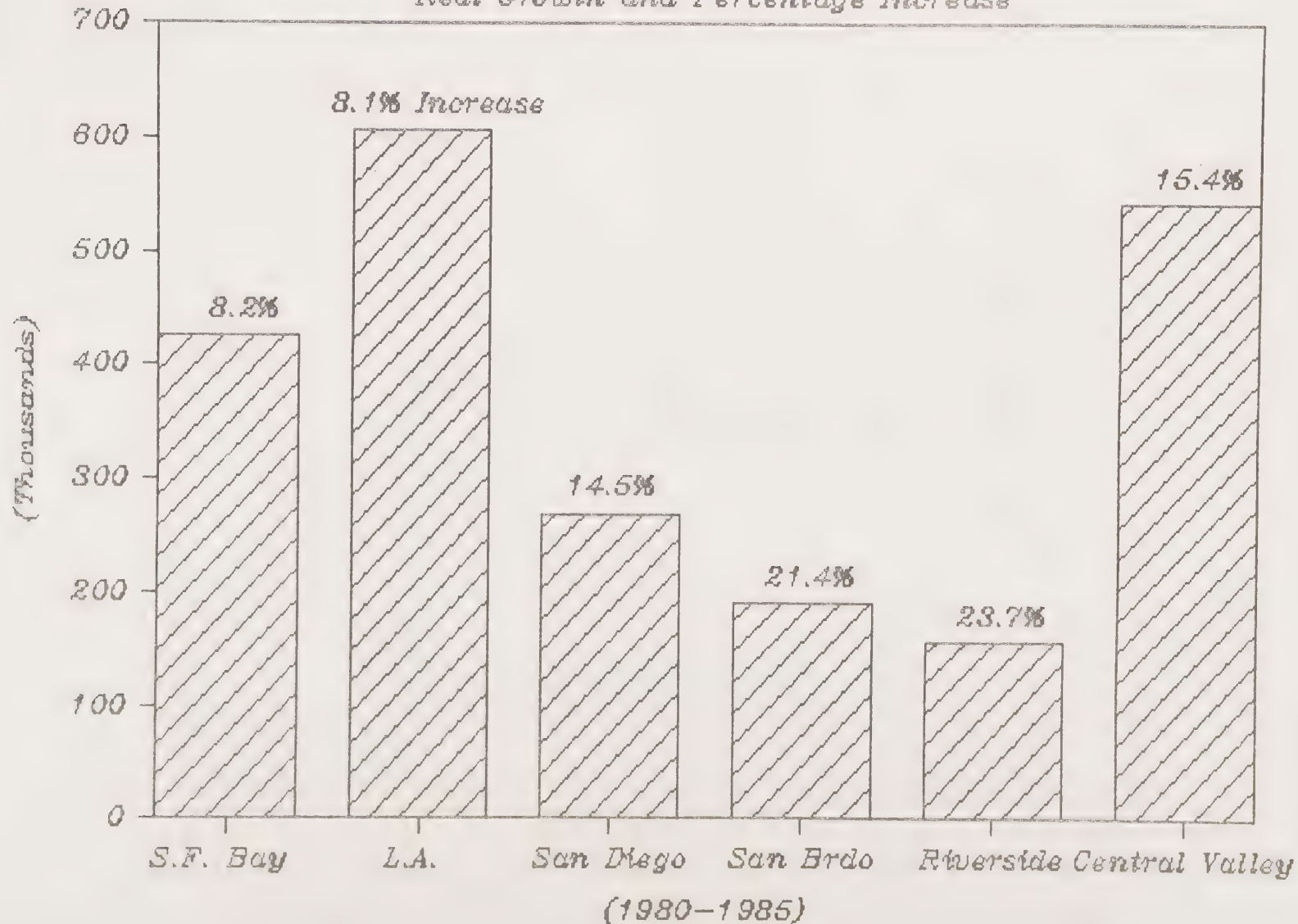


TABLE 3

POPULATION INCREASE IN THE
SAN FRANCISCO BAY AREA
(1980-1985)

	County	Real Increase	Percentage Increase
	-----	-----	-----
#1	SANTA CLARA	105,000	8.1
#2	ALAMEDA	91,600	8.3
#3	SAN FRANCISCO	56,000	8.3
#4	CONTRA COSTA	61,300	9.3
#5	SAN MATEO	29,300	5.0
#6	SONOMA	35,700	11.9
#7	SOLANO	40,000	17.0
#8	MARIN	3,500	1.6
#9	NAPA	4,800	4.8
	TOTAL BAY AREA	427,200	8.2

Source: U.S. Census of Population; California
Department of Finance estimates for 1985.

In 1980, there were approximately 250,000 housing units in Contra Costa County. Construction of new homes between 1980 and the end of 1985 amounted to 26,500 units, of which more than three-quarters were within the cities (see Table 4).

In terms of the new office buildings which have been constructed primarily along the I-680 corridor in Central County, a total of approximately 15.2 million square feet of office space was built between the end of 1980 and the end of 1985. Almost 10 million square feet was approved and constructed within the cities, or about 64% of the total. Approximately 5.5 million square feet has been built outside the cities, or 36% of all space added over the last five years. Most of this amount in the unincorporated area is within the Bishop Ranch Business Park in San Ramon (approximately 5 million square feet). The remainder is at the Pleasant Hill BART Station. Map F in the Appendix illustrates the "hot spots" in the County where most office construction has occurred or is planned.

Approximately 29,000 jobs have been created in the County since 1980 (see Table 4). According to Association of Bay Area Governments (ABAG) estimates, three-quarters of this new employment growth occurred in the cities, while 20% of the total or 6,000 jobs were added in the Sphere areas, and another 1,200 jobs were added in other unincorporated areas. During the next five years (1985 through 1990), ABAG estimates that approximately 50,000 new jobs will be created in the County, with most (70%) of the new employment occurring in the cities.

TABLE 4

HOUSING, OFFICE SPACE, AND
EMPLOYMENT GROWTH
BY AREA OF THE COUNTY

	Base Total (1980) -----		Growth (1980-1985) -----	
HOUSING UNITS				
Cities (%)	202,594	80.4%	20,558	77.6%
Spheres (%)	34,018	13.5%	2,235	8.4%
Other uninc.(%)	15,291	6.1%	3,699	14.0%
Sub-total	251,903	100.0%	26,492	100.0%
OFFICE SPACE (millions of sq. ft.)				
Cities (%)	5.5	91.7%	9.7	63.8%
Spheres (%)	0.0	0.0%	5.5	36.2%
Other uninc.(%)	0.5	8.3%	0.0	0.0%
Sub-total	6.0	100.0%	15.2	100.0%
EMPLOYMENT				
Cities (%)	-----		22,010	75.1%
Spheres (%)	-----		6,087	20.8%
Other uninc.(%)	-----		1,209	4.1%
Sub-total	204,192		29,306	100.0%

SOURCES: Contra Costa County Community
Development Dept.; Association
of Bay Area Governments

NOTE: Office space estimates include all
corporate owned and occupied buildings.
The period measured is end of 1980
through end of 1985.

HOUSING GROWTH "HOT SPOTS"

Since 1975, growth in the housing stock of Contra Costa County has fluctuated widely from year to year, according to national economic conditions (see Figure 2). In 1975, almost 5,400 housing units were completed. Two years later, in 1977, the total for the year was almost 7,700 units. The number of units built in 1978, 1979 and 1980 remained at a relatively high level, before declining during the 1981 to 1983 recessionary period. Homes built in 1982 amounted to only one-third of the total built five years earlier. There has been a marked increase in the number of units built during 1984 and 1985, although residential construction for the last two years remained lower than the "boom" years of the late 1970's.

The proportion of new units which were built in unincorporated county areas fluctuated during the 1975 to 1981 period, although the proportion remained close to the 40% level for all those years (see Table 5). In 1982, the proportion of new homes in the unincorporated areas declined to less than one-third of the total constructed. (The decline would have been even greater if Danville's housing growth for that year had been counted with the cities' data.) Last year (1985), only 18% of the new housing units built in Contra Costa County were in unincorporated areas.

Of the 26,500 housing units that have been built between the 1980 census and the end of 1985, 77.6% were built within city boundaries, 8.4% within city Spheres, and 14.0% in other unincorporated areas (see Figure 3). In terms of new homes constructed in other unincorporated areas (outside city Spheres), over three-quarters of the units were built in four areas: Oakley, Discovery Bay, West Pittsburg, or at Blackhawk.

FIGURE 2

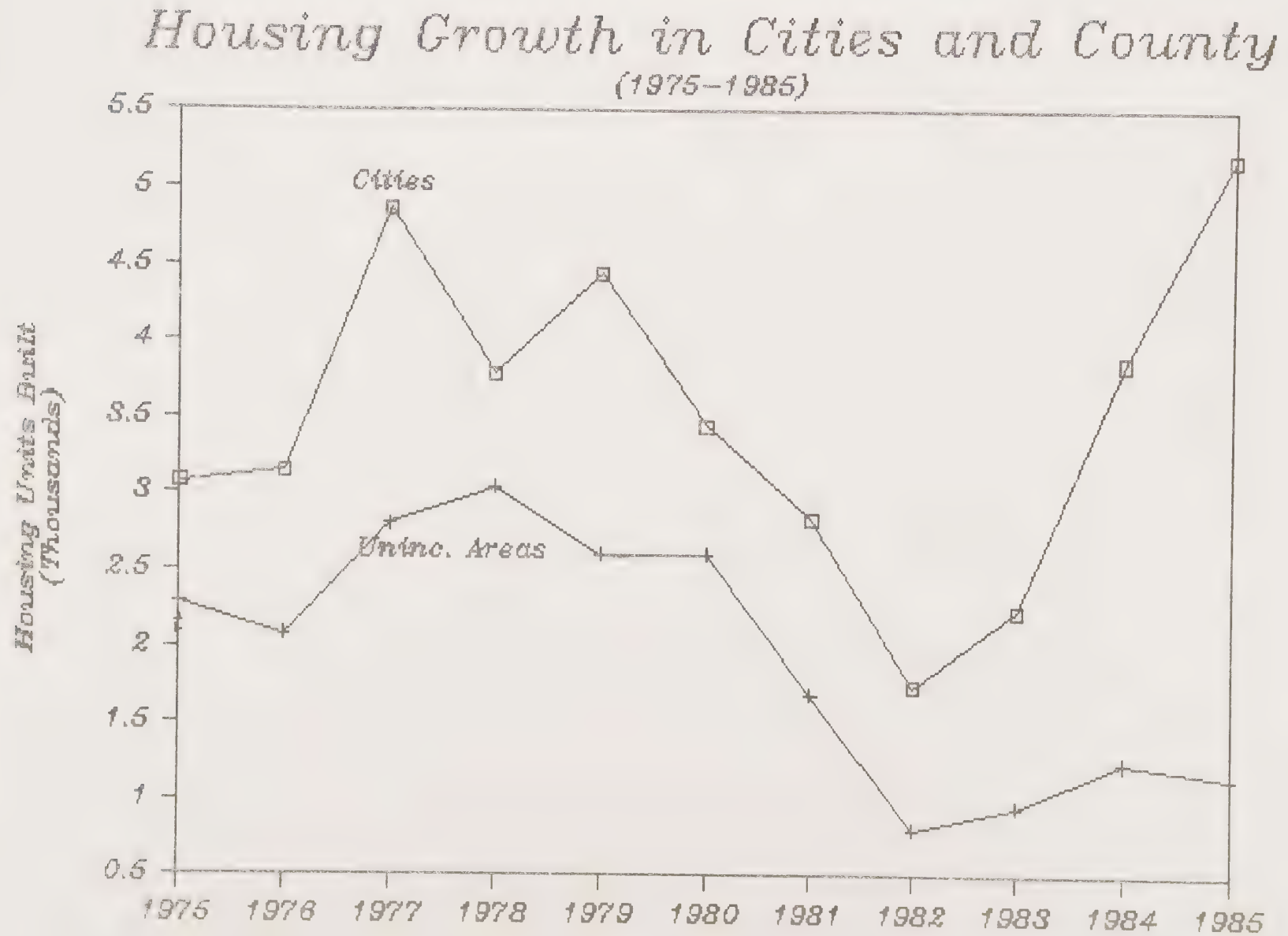


TABLE 5

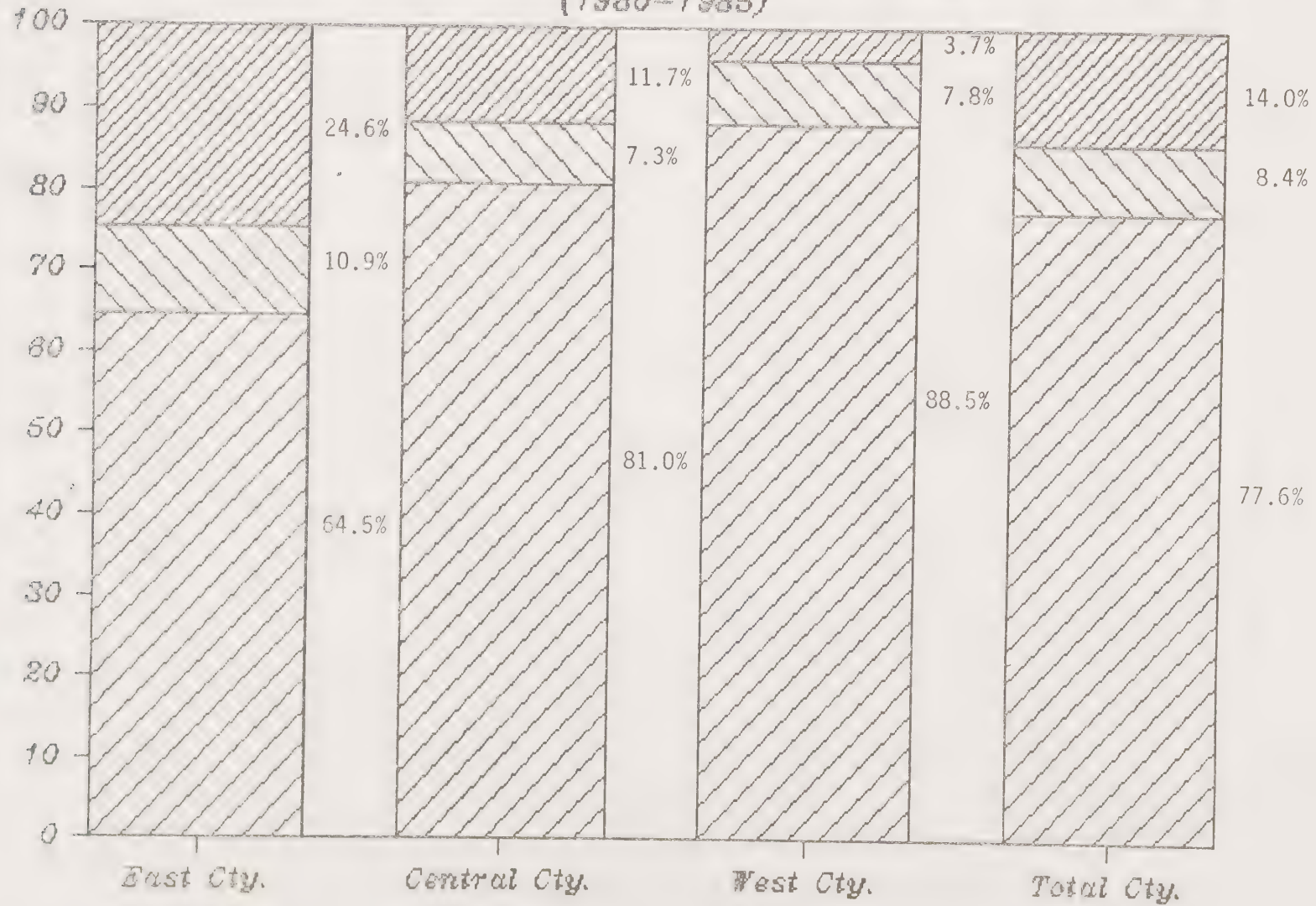
HOUSING GROWTH BY CITIES
AND UNINCORPORATED AREAS IN
CONTRA COSTA COUNTY
(1975-1985)

	Cities -----		Unincorporated Areas -----	
1975	3,078	57.4%	2,288	42.6%
1976	3,150	60.2%	2,079	39.8%
1977	4,866	63.4%	2,804	36.6%
1978	3,788	55.5%	3,042	44.5%
1979	4,439	63.0%	2,606	37.0%
Sub-total	19,321	60.1%	12,819	39.9%
1980	3,446	57.0%	2,601	43.0%
1981	2,842	62.7%	1,689	37.3%
1982	1,735	68.3%	806	31.7%
1983	2,237	70.1%	956	29.9%
1984	3,858	75.6%	1,242	24.4%
1985	5,191	82.0%	1,140	18.0%
Sub-total	19,309	69.6%	8,434	30.4%
TOTAL	38,630	64.5%	21,253	35.5%


Source: Contra Costa County Community
Development Department

FIGURE 3

Housing Growth by Area of County (1980-1985)



 Cities

 Sphere Areas

 Other unincorp.

Examining the specific areas of the County we can determine the "hot spots" where a significant amount of new residential growth has occurred in the last five years (see Map D in the Appendix and Table 6). In terms of actual units constructed between 1980 and 1985, Concord added the most units (2,662) of any the cities, followed by Antioch (2,409), Martinez (2,389) and Pittsburg (2,223). In terms of percentage increase, the City of Hercules was the fastest growing city with an increase of 65.7%, followed by San Ramon (29.6%), Martinez (26.9%), Pittsburg 18.6%) and Antioch (15.4%). The number of units in all of the unincorporated areas increased by 12.0% during the same period.

In the **Antioch** area, almost all of the housing growth (98.4%) occurred within the city. The number of housing units increased by 2,409, or 15.4%.

The number of housing units in the City of **Pittsburg** has increased by 18.6% since the 1980 census, while the Pittsburg Sphere of Influence area (all of West Pittsburg) grew at about the same rate (17.5%). In terms of actual units, three-quarters of the new homes were within the city, and one-quarter were within the sphere area.

Brentwood added 246 units during the period, which accounted for 85.5% of the growth in its area.

Other East County areas which experienced significant growth included Oakley and Discovery Bay. The **Oakley** area increased by 1,076 units, or a 40.9% increase since 1980. **Discovery Bay** added over 700 units during the same period. However, the 2,690 units added in the unincorporated areas of East County (including

TABLE 6

Housing Growth
in Contra Costa County
(1980-1985)

City/Sphere Area -----	Total Units (1980) -----	Ratio of City/Sphere -----	Hsg. Added (1980-1985) -----	Ratio of City/Sphere -----
EAST COUNTY				
Antioch	15,661	97.1%	2,409	98.4%
Antioch Sphere	468	2.9%	38	1.6%
Sub-total	16,129		2,447	
Pittsburg	11,981	73.9%	2,223	75.0%
Pittsburg Sphere (West Pittsburg)	4,242	26.1%	741	25.0%
Sub-total	16,223		2,964	
Brentwood	1,598	68.1%	246	83.7%
Brentwood Sphere	750	31.9%	48	16.3%
Sub-total	2,348		294	
TOTAL: Cities	29,240	84.3%	4,878	85.5%
Uninc. Spheres	5,460	15.7%	827	14.5%
	34,700		5,705	
Oakley (uninc.)	2,631		1,076	
Byron-Disco Bay (uninc.)	1,200		728	
Bethel Island (uninc.)	1,509		52	
Other (uninc.)	710		7	
Sub-total	6,050		1,863	
TOTAL EAST COUNTY				
Cities	29,240	71.8%	4,878	64.5%
Spheres	5,460	13.4%	827	10.9%
Other uninc.	6,050	14.8%	1,863	24.6%
Total	40,750		7,568	

TABLE 6
(con.)

Housing Growth
in Contra Costa County
(1980-1985)

City/Sphere Area	Total Units (1980)	Ratio of City/Sphere	Hsg. Added (1980-1985)	Ratio of City/Sphere
CENTRAL COUNTY				
Clayton	1,377	61.0%	214	74.8%
Clayton Sphere	881	39.0%	72	25.2%
Sub-total	2,258		286	
Concord	39,285	98.6%	2,662	99.6%
Concord Sphere	558	1.4%	10	0.4%
Sub-total	39,843		2,672	
Walnut Creek	24,609	79.5%	1,434	92.8%
Walnut Creek Sphere	6,362	20.5%	112	7.2%
Sub-total	30,971		1,546	
Martinez	8,869	73.0%	2,389	92.3%
Martinez Sphere	3,280	27.0%	199	7.7%
Sub-toal	12,149		2,588	
Pleasant Hill	10,146	77.1%	1,275	79.8%
Pleasant Hill Sphere	3,010	22.9%	323	20.2%
Sub-total	13,156		1,598	
Lafayette	8,167	86.1%	182	87.5%
Lafayette Sphere	1,313	13.9%	26	12.5%
Sub-total	9,480		208	
Moraga (no Sphere)	4,986		275	
Orinda (inc. in 1985) (no Sphere)	6,069		367	
Danville (inc. in 1982)	8,950	100.0%	779	100.0%
Danville sphere	0	0.0%	0	0.0%
Sub-total	8,950		779	
San Ramon (inc. in 1983)	6,789	96.8%	2,012	86.9%
San Ramon Sphere	227	3.2%	303	13.1%
Sub-total	7,016		2,315	
TOTAL: Cities	119,247	88.4%	11,589	91.7%
Uninc. Spheres	15,631	11.6%	1,045	8.3%
	134,878		12,634	
Blackhawk/Tassajara (uninc)	620		1,082	
Alamo/Diablo (uninc.)	3,825		524	
Other (uninc.)	458		56	
Sub-total	4,903		1,662	
TOTAL CENTRAL COUNTY				
Cities	119,247	85.3%	11,589	81.1%
Spheres	15,631	11.2%	1,045	7.3%
Other uninc.	4,903	3.5%	1,662	11.6%
Total	139,781		14,296	

TABLE 6
(con.)

Housing Growth
in Contra Costa County
(1980-1985)

City/Sphere Area -----	Total Units (1980)	Ratio of City/Sphere	Hsg. Added (1980-1985)	Ratio of City/Sphere -----
WEST COUNTY				
El Cerrito	9,856	79.8%		
El Cerrito Sphere (Kensington)	2,499	20.2%	304	89.7%
Sub-total	12,355		35	10.3%
Hercules	1,838	100.0%	339	
Herc. Sphere (Frnkln. Cyn.)	0	0.0%	1,207	100.0%
Sub-total	1,838		0	0.0%
			1,207	
Pinole	5,099	61.4%		
Pinole Sphere (Montarabay)	3,210	38.6%	373	83.6%
Sub-total	8,309		73	16.4%
			446	
San Pablo	8,256	87.3%		
San Pablo Sphere	1,201	12.7%	795	97.4%
Sub-total	9,457		21	2.6%
			816	
Richmond	29,058	82.8%		
Richm. Sphere (El Sobrante, N. Richmond)	6,017	17.2%	1,442	86.0%
Sub-total	35,075		234	14.0%
			1,676	
TOTAL: Cities	54,107	80.7%	4,121	91.9%
Uninc. Spheres	12,927	19.3%	363	8.1%
	67,034		4,484	
Crockett (uninc.)	1,406		155	
Rodeo (uninc.)	2,932		19	
Sub-total	4,338		174	
TOTAL WEST COUNTY				
Cities	54,107	75.8%	4,121	88.5%
Spheres	12,927	18.1%	363	7.8%
Other uninc.	4,338	6.1%	174	3.7%
Total	71,372		4,658	
GRAND TOTAL COUNTY				
Cities	202,594	80.4%	20,588	77.6%
Uninc. Spheres	34,018	13.5%	2,235	8.4%
Other uninc.	15,291	6.1%	3,699	14.0%
Total	251,903		26,522	

SOURCE: U.S. Bureau of the Census, 1980 Census of Housing;
Contra Costa County Community Development Dept.

NOTE: Annexations have been taken into account, i.e.
housing annexations have not been included
as new growth in the cities.

Residential construction in the Sphere areas has
been estimated, based upon census tract data.

the cities' Sphere areas) accounted for only 35% of the total growth in all of East County. Sixty-five percent of the area's growth occurred in the three cities (see Figure 2).

In Central County, over three-quarters of the housing unit growth since 1980 occurred within the cities. Of the 14,266 units added, 11,559 or 81% were built within the cities. A large part of the growth in the unincorporated area (40%) occurred in **Blackhawk**. The data for the cities and their adjacent Sphere areas show that almost all (91.7%) of the new units were built within the cities limits.

Concord's growth of 2,662 units accounted for 99.6% of the total growth within its boundaries and its Sphere of Influence. The City of **Walnut Creek** contributed 92.8% of the new growth within its Sphere boundaries, while the proportions for other cities were: **Martinez** (92.3%); **Lafayette** (87.5%); **Pleasant Hill** (79.8%) and **Clayton** (74.8%).

Because Danville, San Ramon and Orinda incorporated during the 1980-1985 time period, some of the housing growth occurred before and some were after incorporation. For example, **Danville** incorporated in July 1982, although housing completion data was not reported separately for the city until January 1, 1984. Records show that 779 units were added during the six year period, with over half (400 homes) added after incorporation during 1983, 1984 and 1985. It is difficult, however, to break out the total number of units built before and after incorporation.

Similar data limitations exist for San Ramon. San Ramon incorporated in July, 1983. An estimated 2,012 units were built within the city boundaries between the 1980 census and the end of 1985. During 1984 and 1985, 907 units were added within the city, but home completion data for the last half of 1983 are not available. Since Orinda incorporated on July 1, 1985, almost all of the housing units added since 1980 (367 units including a 150 unit senior citizens complex) were added before incorporation.

In summary, in Central County the cities added 81% of the new housing, while 7.3% was built within their adjacent Spheres of Influence areas. The remainder of the housing (11.7%) was built in other unincorporated areas, primarily in the Blackhawk development and in Alamo.

The pattern of growth in West County was similar to that in Central County, although the number of units constructed since 1980 has been much less, only 4,700 in all of West County. A large proportion (88.5%) of the new homes occurred in the cities (mostly Richmond and Hercules), while only 7.8% of the total occurred within the city Sphere areas. Only 3.7% of the growth occurred within other unincorporated areas (primarily Crockett and Rodeo).

Overall, 91.9% of the new housing units that were added within the cities or their Sphere areas were built within the city limits and 8.1% within the adjacent unincorporated area. The only significant amount of new construction which occurred in the Sphere areas was in El Sobrante (within Richmond's Sphere of Influence area).

APPENDIX

Unincorporated Places in Contra Costa County
Projections of Employment in Contra Costa County (1980-1990)
Office Space Inventory in Contra Costa County by Area
Residential Construction "Hot Spots" Map
Proposed Residential Construction "Hot Spots" Map
Office Construction "Hot Spots" Map
1984 Traffic Volumes Map
County Freeway Volumes Table

APPENDIX A

UNINCORPORATED PLACES OF CONTRA COSTA COUNTY WITHIN AND OUTSIDE OF CITY SPHERES OF INFLUENCE BOUNDARIES

Areas Within City Spheres

Bay View
Clyde
East Richmond Heights
El Sobrante
Kensington
Montalvin Manor
Mountain View
North Richmond
Pacheco
Pleasant Hill BART
Rollingwood
Saranap
Tara Hills
Vine Hill
Walnut Creek Heights
West Pittsburg

Areas Outside City Spheres

Alamo
Bethel Island
Byron
Canyon
Crockett
Diablo
Discovery Bay
Knightsen
Oakley
Port Costa
Rodeo
Sandhill

APPENDIX B

Projections of Employment Growth in Contra Costa County (1980-1990)

City/Sphere Area -----	Employment Added			
	(1980-1985) -----		(1985-1990) -----	
EAST COUNTY				
Antioch	1,169	90.1%	2,031	91.0%
Antioch Sphere	128	9.9%	200	9.0%
Sub-total	1,297		2,231	
Pittsburg	847	74.6%	1,259	77.1%
Pittsburg Sphere (West Pittsburg)	289	25.4%	375	22.9%
Sub-total	1,136		1,634	
Brentwood	224	100.0%	324	100.0%
Brentwood Sphere	0	0.0%	0	0.0%
Sub-total	224		324	
TOTAL: Cities	2,240	84.3%	3,614	94.8%
Uninc. Spheres	417	15.7%	200	5.2%
	2,657	100.0%	3,814	100.0%
Oakley (uninc.)	174		279	
Byron-Disco Bay (uninc.)	(25)		(98)	
Bethel Island (uninc.)	27		129	
Other (uninc.)	20		26	
Sub-total	196		336	
TOTAL EAST COUNTY				
Cities	2,240	78.5%	3,614	87.1%
Spheres	417	14.6%	200	4.8%
Other uninc.	196	6.9%	336	8.1%
Total	2,853	100.0%	4,150	100.0%

APPENDIX B
(con.)
Projections of
Employment Growth
in Contra Costa County
(1980-1990)

City/Sphere Area -----	Employment Added			
	(1980-1985) -----		(1985-1990) -----	
CENTRAL COUNTY				
Clayton	115	100.0%	664	100.0%
Clayton Sphere	0	0.0%	0	0.0%
Sub-total	115		664	
Concord	5,618	84.4%	9,703	93.3%
Concord Sphere	1,035	15.6%	696	6.7%
Sub-total	6,653		10,399	
Walnut Crrek	4,765	99.0%	7,779	96.2%
Walnut Creek Sphere	47	1.0%	307	3.8%
Sub-total	4,812		8,086	
Martinez	1,432	95.9%	1,688	91.0%
Martinez Sphere	61	4.1%	166	9.0% (low)
Sub-total	1,493		1,854	
Pleasant Hill	2,224	69.7%	2,337	68.7%
Pleasant Hill Sphere	965	30.3%	1,063	31.3% (low)
Sub-total	3,189		3,400	
Lafayette	122	89.7%	167	68.4%
Lafayette Sphere	14	10.3%	77	31.6%
Sub-total	136		244	
Moraga (no Sphere)	206		682	
Orinda (inc. in 1985) (no Sphere)	74		214	
Danville (inc. in 1982)	358	100.0%	854	100.0%
Danville Sphere	0	0.0%	0	0.0%
Sub-total	358		854	
San Ramon (inc. in 1983)	1,427	30.5%	1,861	13.2% (low)
San Ramon Sphere	3,258	69.5%	12,227	86.8% (low)
Sub-total	4,685		14,088	
TOTAL: Cities	16,341	75.2%	25,949	64.1%
Uninc. Spheres	5,380	24.8%	14,536	35.9%
	21,721		40,485	
Blackhawk/Tassajara (uninc)	675		316	
Alamo/Diablo (uninc.)	225		61	
Other (uninc.)	(24)		26	
Sub-total	876		403	
TOTAL CENTRAL COUNTY				
Cities	16,341	72.3%	25,949	63.5%
Spheres	5,380	23.8%	14,536	35.6%
Other uninc.	876	3.9%	403	1.0%
Total	22,597	100.0%	40,888	100.0%

APPENDIX B
(con.)

Projections of
Employment Growth
in Contra Costa County
(1980-1990)

City/Sphere Area -----	Employment Added			
	(1980-1985) -----		(1985-1990) -----	
WEST COUNTY				
El Cerrito	158	101.3%	341	86.3%
El Cerrito Sphere (Kensington)	(2)	-1.3%	54	13.7%
Sub-total	156		395	
Hercules	797	100.0%	371	100.0%
Herc. Sphere (Frnkln. Cyn.)	0	0.0%	0	0.0%
Sub-total	797		371	
Pinole	423	102.4%	297	85.3%
Pinole Sphere (Montarabay)	(10)	-2.4%	51	14.7%
Sub-total	413		348	
San Pablo	(90)	100.0%	720	100.0%
San Pablo Sphere	0	0.0%	0	0.0%
Sub-total	(90)		720	
Richmond	2,141	87.6%	2,730	89.8%
Richm. Sphere (El Sobrante, N. Richmond)	302	12.4%	309	10.2%
Sub-total	2,443		3,039	
TOTAL: Cities	3,429	92.2%	4,459	91.5%
Uninc. Spheres	290	7.8%	414	8.5%
	3,719		4,873	
Crockett (uninc.)	122		(29)	
Rodeo (uninc.)	15		13	
Sub-total	137		(16)	
TOTAL WEST COUNTY				
Cities	3,429	88.9%	4,459	91.8%
Spheres	290	7.5%	414	8.5%
Other uninc.	137	3.6%	(16)	-0.3%
Total	3,856	100.0%	4,857	100.0%
GRAND TOTAL COUNTY				
Cities	22,010	75.1%	34,022	68.2%
Uninc. Spheres	6,087	20.8%	15,150	30.4%
Other uninc.	1,209	4.1%	723	1.4%
Total	29,306	100.0%	49,895	100.0%

SOURCE: Contra Costa County Community Development Dept.
estimates based upon ABAG Projections '85
census tract level data.

NOTE: Some census tract level job projections by ABAG
are significantly underestimated for the time
period indicated, e.g. Bishop Ranch, Pleasant Hill
BART station area, and Muir Parkway in Martinez,
while other tract employment may be overestimated.

APPENDIX C

OFFICE SPACE INVENTORY IN CONTRA COSTA COUNTY BY AREA

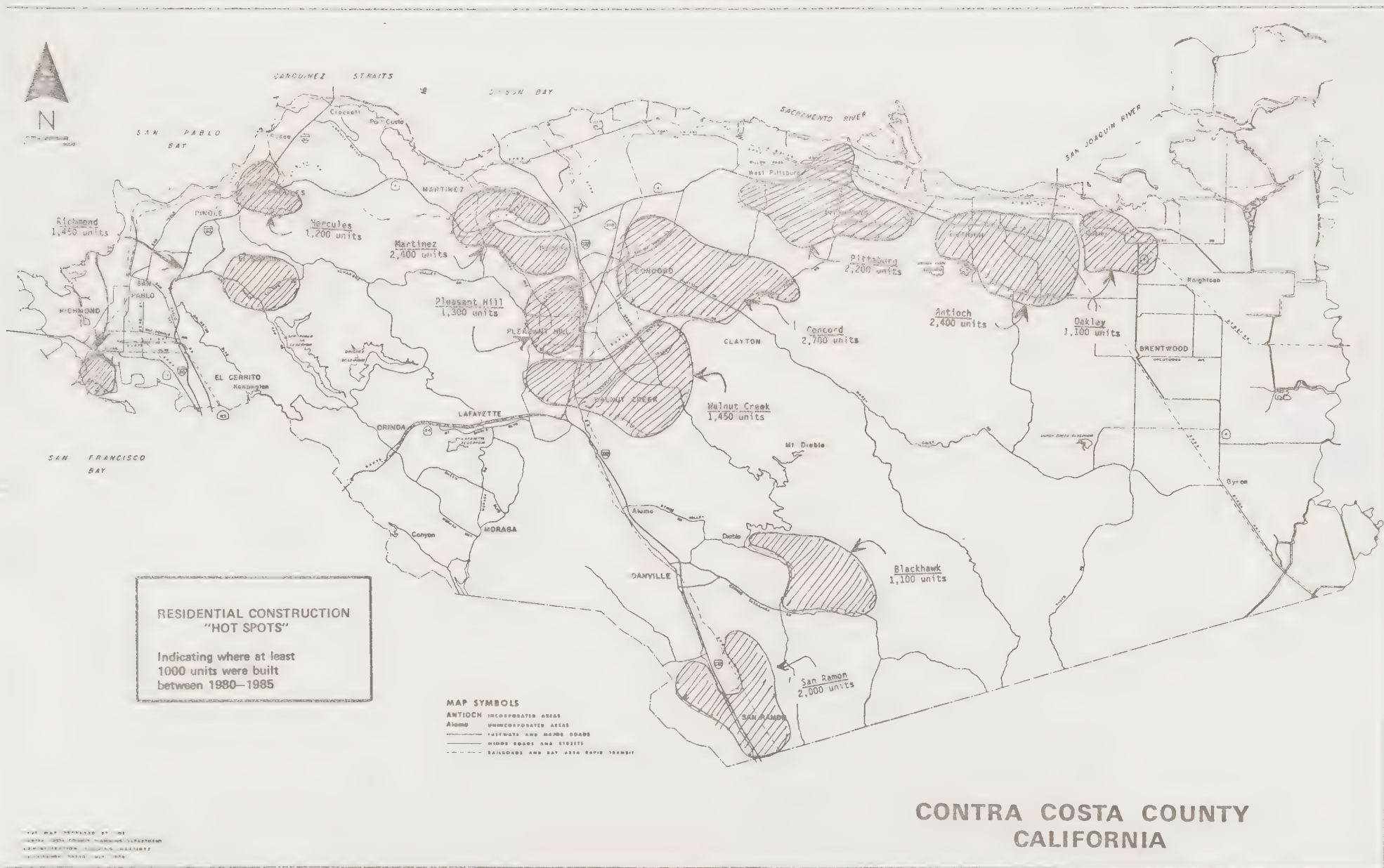
Total Office Space (1)
(million square feet)

Cities -----	1980 ----	1982 ----	1984 ----	1985 ----	Projected (2) -----
Walnut Creek- Downtown (3)	1.4	2.1	3.0	4.0	5.0
Walnut Creek- Ygnacio Valley	1.9	2.2	2.9	3.0	3.0
Concord (4)	1.1	1.6	2.1	3.7	5.9
Pleasant Hill	0.3	0.4	0.6	0.7	1.4
Martinez	0.1	0.1	0.3	0.4	1.5
Lamorinda (5)	0.6	0.7	0.8	0.9	1.1
Danville-Alamo (6)	---	---	0.2	0.3	0.4
San Ramon (7)	---	---	1.8	2.4	3.6
Richmond	0.1	0.1	0.1	0.3	1.0
Hercules	0.0	0.0	0.0	0.0	0.5
Antioch-Pittsburg	0.0	0.0	0.0	0.0	0.5
Sphere Areas -----					
Pleasant Hill BART	0.0	0.1	0.4	0.5	3.5
Bishop Ranch (8)	0.0	0.3	2.4	5.0	8.3
Other Uninc. Areas -----					
Danville-Alamo	0.2	0.2	---	---	---
San Ramon	0.3	0.6	---	---	---
Sub-totals: Cities	5.5	7.2	11.8	15.7	23.9
Spheres	0.0	0.4	2.8	5.5	11.8
Other	0.5	0.8	---	---	---
TOTAL	6.0	8.4	14.6	21.2	35.7

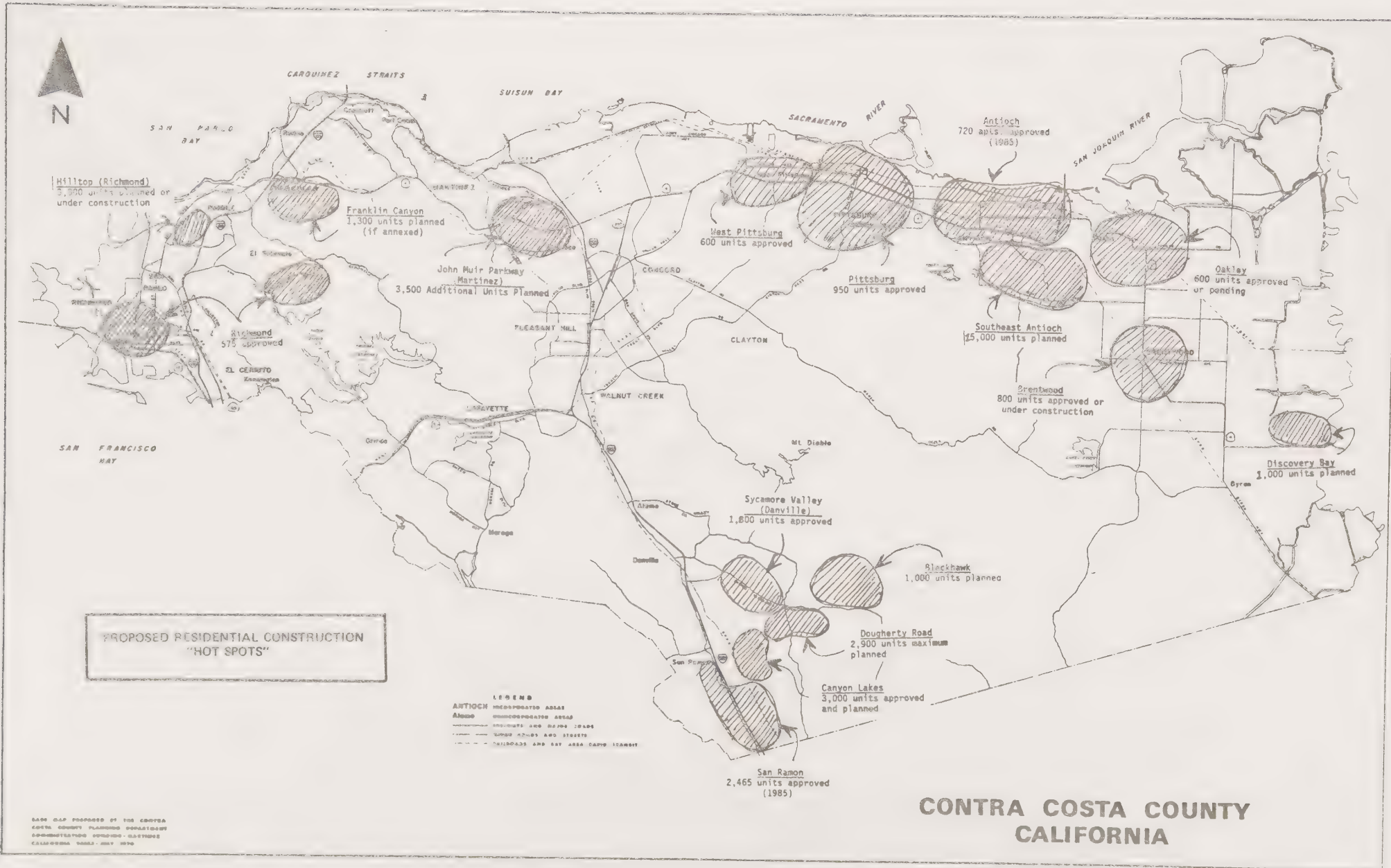
Source: End of the year estimates by Contra Costa Community Development Department from various sources, including city planning departments; McMasters & Westland and Coldwell Banker real estate brokers; and Sunset Development Company.

- Notes: (1) Includes existing and planned owner-user buildings.
 (2) Includes office buildings under construction in 1986 and "reasonably foreseeable" projects that are either pending or have been planned as of late 1985.
 (3) Includes full buildout of Bishop Ranch Business Park. The projection for future office space construction in downtown Walnut Creek attempts to take into account the effect of Measure H, the initiative passed by voters which restricts development until peak hour traffic is reduced.
 (4) Includes one project, the Reynolds & Brown Airport Center Executive Park (500,000 square feet), which is in the County.
 (5) Includes Lafayette, Moraga, and Orinda (incorporated in 1985).
 (6) Danville was incorporated in 1982.
 (7) Includes the area along the Crow Canyon Road corridor now in the City of San Ramon (incorporated in 1983).
 (8) The Bishop Ranch Business Park is presently unincorporated, but may be annexed into the City before buildout.

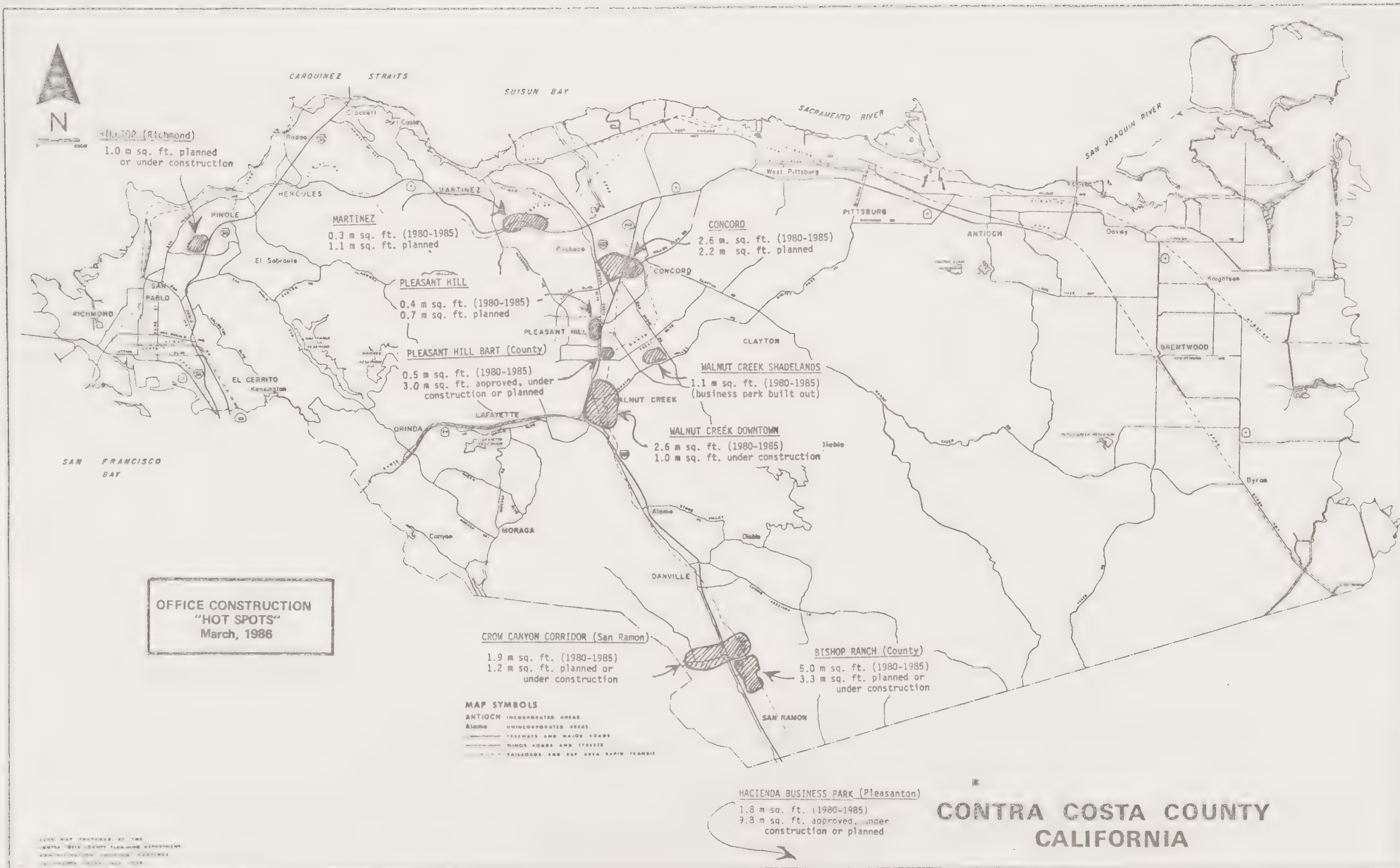
APPENDIX D



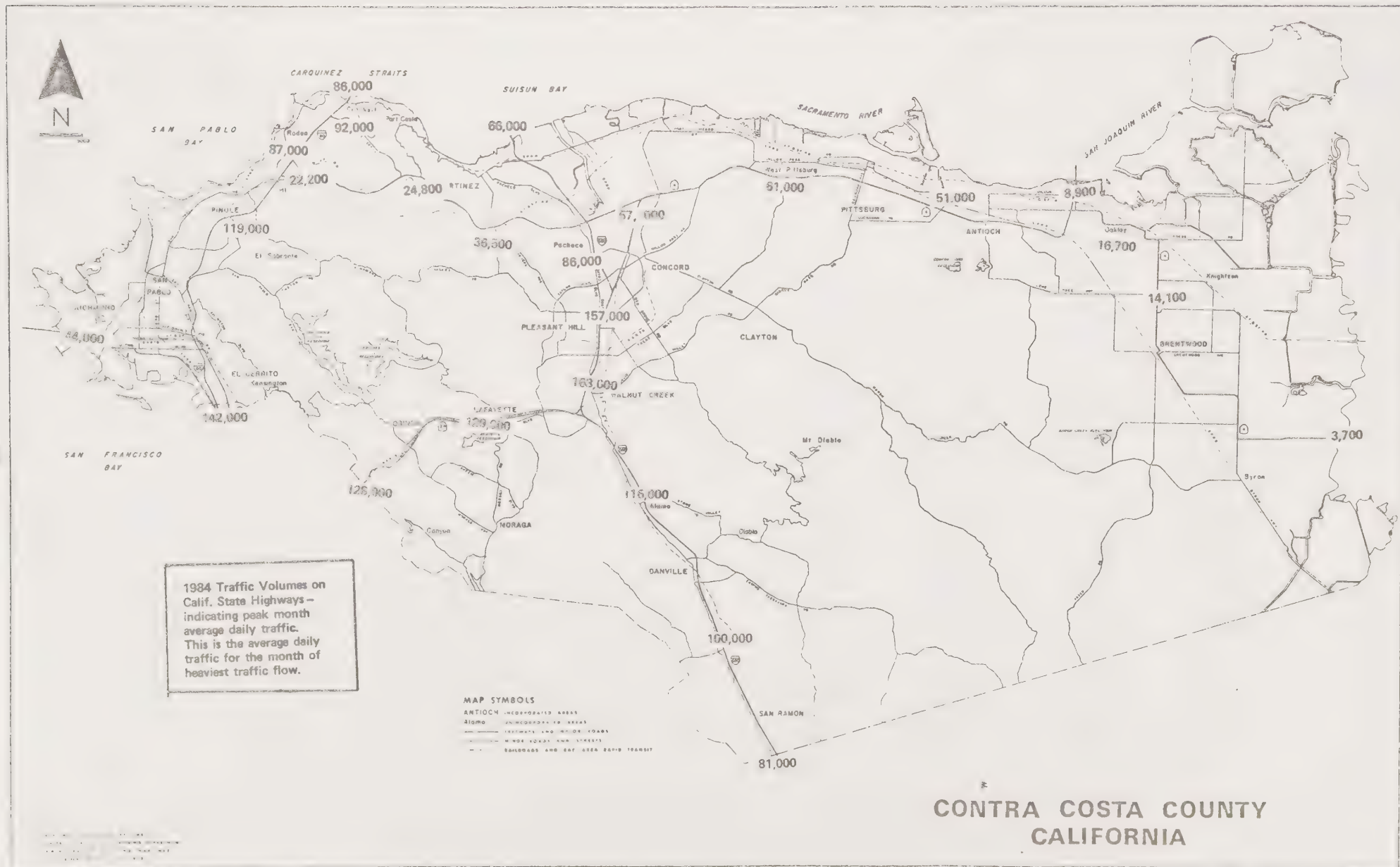
APPENDIX E



APPENDIX F



APPENDIX G



APPENDIX H

CONTRA COSTA COUNTY
FREEWAY VOLUMES

RT.	Limits From/To	ADT Peak Month				% Increase 1980-1984
		1960	1970	1980	1984	
680	Alameda/Contra Costa County Line	11,157	31,500	59,500	81,000	36
	Alcosta Boulevard/Crow Canyon Road	19,038	31,000	63,000	100,000	58
	Stone Valley Road/Livornia Road	35,303	47,500	88,000	116,000	31
	North Main Street/Geary Road	79,499	94,000	141,500	163,000	15
	Monument Boulevard/Jct Rte 242 North	50,045	80,000	135,000	157,000	16
	Concord Avenue/Jct Rt. 4	19,629	47,000	72,000	86,000	19
	Marina Vista/Contra Costa County line (Benicia Bridge)	6,708	28,000	53,000	66,000	25
4	Hercules Jct. Rt. 80/Begin freeway	10,763	17,600	21,000	22,200	6
	Cummings Skyway/McEwen Road interchange	9,772	19,800	23,700	24,800	4
	Alhambra Avenue/Jct. Rte. 680	20,535	21,700	36,500	36,500	0
	Willow Pass Road/Bailey Road	9,366	24,600	53,500	61,000	14
	Antioch, Somersville Road/Antioch Hillcrest Avenue	10,720	22,900	43,000	51,000	19
	Oakley Road/O'Hara Avenue	7,377	10,800	16,500	16,700	1
	Lone Tree Way/Brentwood, South city limit	6,636	10,300	16,900	14,100	17
	Jct. Byron Hwy/Contra Costa-San Joaquin Co. line (Old River Bridge)	1,868	3,158	3,600	3,700	3
24	Alameda-Contra Costa County line/St. Stephens	46,602	90,000	117,500	128,000	9
	Acalanes Road/Jct. Rte. 680	33,356	69,000	126,000	129,000	2
80	Contra Costa County line/San Pablo Avenue	50,469	99,000	124,500	142,000	14
	Solano Avenue/San Pablo Dam Road	54,918	95,000	118,000	147,000	25
	El Portal Drive/Jct. Rte. 4 East	31,210	67,000	94,000	106,000	13
	Jct Rte. 4 East/Contra Costa County line (Carquinez Bridge)	31,332	54,000	77,500	87,000	12
160	Jct. Rt. 4 East/Antioch Bridge-Dist. 4 & 10 boundary	2,838	5,100	7,750	8,900	15
17	Alameda-Contra Costa County line/Hoffman Boulevard	49,015	40,500	51,000	55,000	8
	Hoffman Boulevard/Richmond-San Rafael Bridge	8,684	17,300	36,250	44,000	21
242	Jct. Rte. 680/Jct. Rte. 4	19,950	29,500	47,250	57,000	21

Source: Caltrans Volumes on California State Highways

(JC:dsp3.18.86)

TP.IncomingTrafficCount

U.C. BERKELEY LIBRARIES



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